



PLANNING COMMISSION
Meeting Notes of April 21, 2021

<u>Commissioners present:</u>	Gary Walvatne, Charles Mathews, Carrie Pellett, Scott Erwin (late), Joel Metlen, and John Carr
<u>Commissioner Absent:</u>	Lamont King
<u>Council Liaison present:</u>	William Relyea
<u>Consultants Present:</u>	Marc Butorac and Nick Polenske, Kittelson & Associates
<u>Staff present:</u>	Darren Wyss, Planning Manager, Betty Avila, Associate Planner, Betty Avila, Associate Planner, Public Works Director Lance Calvert, City Attorney Bill Mohohan, and Lynn Schroder, Administrative Assistant

1. Call To Order and Roll Call (timestamp 00:00:05)

Chair Walvatne's microphone did not work, so Vice Chair Mathews called the meeting to order at 6:20 pm.

2. Welcome New Planners John Floyd and Betty Avila (timestamp 00:00:45)

Planning Manager Wyss introduce the new associate planners, Betty Avila and John Floyd.

3. Public Comment Related To Land Use Items Not On The Agenda (timestamp 00:03:25)

None.

4. Approval of Meeting Notes: [3.3.21](#) and [3.17.21](#) (timestamp 00:03:41)

Vice Chair Mathews tabled approval of the meeting notes until the next meeting.

5. Work Session: [Willamette Falls Drive Concept Plan](#) (timestamp 00:04:41)

Wyss introduced the draft West Linn 2020 Willamette Falls Drive Concept Plan. The draft Plan proposes improvements that span approximately 3.8 miles along the Willamette Falls Drive corridor from the Tualatin River to the interchange of I-205/OR 43. The improvements are intended to accommodate bicycles, pedestrians, and vehicles better. The Draft Plan is proposed to be adopted as Attachment B to the adopted 2016 West Linn Transportation Plan (TSP). The Draft Plan is tentatively scheduled to be brought through the legislative hearing process, starting with the Planning Commission hearing in June with a recommendation to City Council. The City Council would consider adoption of it in July.

Marc Butorac and Nick Polenske of Kittelson & Associates presented the draft Plan and provided a timeline.

Commissioner Metlen asked about how well the public is aware of this project and how much public involvement there was to develop the draft Plan. He was concerned about the right-of way encroaching on property owners. He was concerned about the shared-use path for the longest stretch of the road. He wanted to know how future expansions of I-205 would impact the road. Butorac responded that they worked with ODOT to develop the Draft Plan. At this time, ODOT intends to stay within its rights-of-way. He noted that the multi-use path is a result of a limited space on the steep slope. Public Works Director Lance Calvert summarized the public involvement process for the draft Plan.

Commissioner Carr asked if additional rights-of-way would need to be secured through eminent domain. He also asked about the timing of the I205 project. Calvert responded that it is too early in the concept

plan process to identify how the City would acquire additional rights-of-way; however, the most significant private property impacts are near the mill property and Highway 43 and the gas station. The City would need to acquire the gas station to complete the project in this area. Calvert provided an overview of the I-205 project.

Chair Walvatne stated his concern about the sight-lines at the proposed roundabout near Fields Bridge. He asked about traffic flow at the north end, where there are three proposed roundabouts in close proximity. Calvert responded that a goal in this project was to mitigate and minimize the potential for cut-through traffic from I-205. Roundabouts slow traffic and show drivers that they are coming into a developed area. The proposed change in the configuration at Sunset Avenue to create an intersection that will slow down traffic.

Vice Chair Mathews was concerned about impacts on private property. He requested that the City notice every property owner abutting the project area. He asked that the Public Works Director attend the public hearing on the draft Plan.

Chair Walvatne requested a combined schematic of the Highway 43/Arch Bridge area.

6. Training: Engineering and Land Use (timestamp 01:11:31)

Planning Manager Wyss, Public Works Director Calvert, and City Attorney Monahan trained the PC on infrastructure master planning, the role of commission and engineering staff, rough proportionality, and financing infrastructure improvements.

7. Items Of Interest From The Planning Commission (timestamp 02:31:17)

Chair Walvatne request another work session on the WDF Concept Plan. Commissioner Carr concurred.

Walvatne expressed concern with the speed limit on Parker Road.

8. Items Of Interest From Staff (timestamp 01:11:31)

Planning Manager Wyss noted that there are four land use applications in the queue for the Planning Commission. He will also schedule an update on HB2001/2003 implementation. Wyss will send out a docket link to Commissioners.

9. Adjourn (timestamp 02:38:31)

Chair Walvatne adjourned the meeting at approximately 9:00 pm.